

I. THE NEED FOR A COMMUNITY CONSERVATION PLAN

The Loch Raven Village community began in 1947. During its four and one-half decades of growth and development, the Association has concerned itself with many issues affecting the community. It has and will continue to assess and address these factors, realizing that this interest is imperative if Loch Raven Village is to remain one of Baltimore County's healthy and vital communities.

The Board of Directors of Loch Raven Village recognizes that economic and governmental resources are limited and that the responsibility lies with this Association to become an interactive partner both with Baltimore County and surrounding neighborhoods and commercial interests.

The Associates of Loch Raven Village, Inc., following a preliminary meeting with the Administration of Baltimore County in July, 1988, decided, with the County's support, to develop a long-range community plan. The evolution of said plan would be the responsibility of the Association with assistance provided by the County Executive's Community Outreach Office.

In the fall of 1989, the Association asked for neighborhood residents to volunteer to serve on the Community Plan Committee. This group was charged with the actual development of the plan. Once formed, the committee's work involved many meetings and hours spent on research. (See Appendices A and B)

Although the Loch Raven Village Community Plan is action-oriented in addressing immediate concerns and issues, it also encompasses ideas for the future of Loch Raven Village. Not only is it a guide for Loch Raven Village, but this document should be of instrumental importance for those responsible for making decisions at the Baltimore County and Maryland State government levels, i.e., for consideration when the county formulates its capital improvement program budget.

The Loch Raven Village Community Plan is a proactive approach relying heavily on the residents of Loch Raven Village. Most of the items listed in this plan require the Association to take the initiative. During the three years this plan has been in the making, several items have already been addressed, such as, recycling, the parking problem at Calvert Hall College High School, the planting of trees, expanding day care, and establishing a senior center at the former Loch Raven elementary school.

We believe through our efforts in developing this Community Plan, that Loch Raven Village has demonstrated its commitment to maintaining the health and vitality of the community.

In short, Loch Raven Village reaffirms its desire to remain one of Baltimore County's finest neighborhoods, one in which its where residents can be proud to live.

II. INTRODUCTION TO THE COMMUNITY CONSERVATION PLAN

The initial outline of the Loch Raven Village Community Plan was completed in September, 1987. Following an informal discussion with Baltimore County in April, 1988, the Association agreed to postpone action on the Community Plan until Baltimore County developed a process to assist neighborhoods like ours through its Baltimore County Master Plan. Because Loch Raven Village had already begun work on this community plan, it serves as a pilot project with Baltimore County.

In 1989, the Association formally organized a committee to draft the Loch Raven Village Community Conservation Plan. The committee's report was presented to and adopted by the Loch Raven Village membership during the Annual Meeting held on April 9, 1991. It was then forwarded to Baltimore County in May, 1991.

The community plan endeavor for Loch Raven Village was undertaken with the understanding that Baltimore County would support Loch Raven Village's efforts by incorporating the Loch Raven Village Plan into the Baltimore County Master Plan.

The Baltimore County Master Plan 1989-2000 (page 35) states:

"Baltimore County's planning efforts should be focused on new as well as existing communities to ensure that the County's built environment provides desirable places for its citizens to live and work. The quality of life in existing communities should be protected by active, considerate, and cooperative efforts of County government and community improvement organizations."

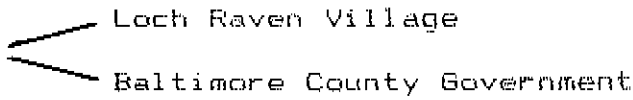
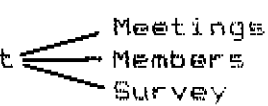
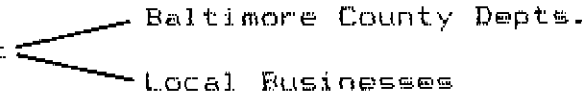
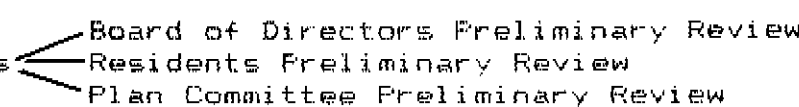
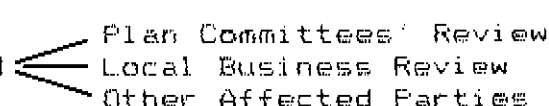
Loch Raven Village lies within the Master Plan's designated Community Conservation Areas (see Appendix C) and the Association will take the initiative to address most issues and concerns outlined in the Community Plan. However, some concerns will need to be addressed by Baltimore County, specifically, in the Baltimore County's Capital Improvement Program budget.

The Association will work with Baltimore County to identify areas needing Baltimore County's support either in services, facilities or Capital Improvement Program funds.

The document produced by Loch Raven Village Community Plan Committee is referred to as a Community Conservation Plan to reflect its relationship to the Baltimore County Master Plan.

**LOCH RAVEN VILLAGE
COMMUNITY CONSERVATION PLAN PROCESS**

Steps:

1. Need for a Plan 
 - Loch Raven Village
 - Baltimore County Government
2. Neighborhood Plan Committee Formed
3. Community Input Sought 
 - Meetings
 - Members
 - Survey
4. Community Plan Development 
 - Baltimore County Depts.
 - Local Businesses
5. Initial Drafts 
 - Board of Directors Preliminary Review
 - Residents Preliminary Review
 - Plan Committee Preliminary Review
6. Plan Written — Input Changes
7. Plan Changes Incorporated 
 - Plan Committees' Review
 - Local Business Review
 - Other Affected Parties
8. Plan Rewritten — Input Changes
9. Plan Submitted to Board of Directors — Review
10. Plan Rewritten — Input Changes
11. Final Report
12. Adoption at General Membership Meeting
13. Plan Sent to Baltimore County for comments and its inclusion into the Baltimore County Master Plan

IV. ORIGINS OF LOCH RAVEN VILLAGE

The following history was compiled using an article written by James Dormont, Founder and Developer of Loch Raven Village, that appeared in Loch Raven Village's 40th anniversary booklet, printed in 1987.

Loch Raven Village was planned in anticipation of the housing demand following the end of World War II. James Dormont, the developer of Loch Raven Village, bought 150 acres from William Hahn for \$1,100 per acre. The Hahn property was a farm with herds of Black Angus cattle. Title to these first acres, which were located on the east side of the then single-laned Loch Raven Boulevard, was taken on November 5, 1945.

Construction of Loch Raven Village started in March, 1946. The engineering firm was George A. M. Stephens, Jr. & Associates. The name of Loch Raven Village was conceived from Loch Raven Dam and Loch Raven Boulevard. Scottish names were given to the streets throughout the Village, such as, Aberdeen, Deveron, Loch Shiel, etc.

The houses were all brick construction, the inside group being 20 feet by 32 feet and selling for \$8,450 with a \$96 ground rent. The end-of-group houses were 24 feet by 30 feet with woodburning fireplaces in the living room and sold for \$8,990 with a \$120 ground rent.

The first homes were built on Aberdeen Road. The first families, all veterans from World War II, began moving in the winter of 1946-1947.

In 1947, the Loch Raven Elementary School and the Loch Raven Village Apartments, consisting of 495 apartments, were built. The rents for the apartments ranged from \$72.50/month to \$95/month.

In 1951, the bulk of the remainder of the Hahn farm (basically east of Pleasant Plains), lying on the west side of Loch Raven Boulevard, was purchased for \$2,500/acre.

In May, 1955, 218 acres of land known as the Eudowood Tract (basically west of Pleasant Plains Road), were acquired by the developer from the Maryland Hospital for Consumptives for \$5,000/acre. New homes were built with the same dimensions as those built in 1946. However, an inside home sold for \$13,450 with a \$150 ground rent, while an end-of-group sold for \$15,750 with a \$180 ground rent.

Pleasant Plains Elementary School, Loch Raven Middle School, Calvert Hall College and Towson Marketplace were also part of the Eudowood Tract.

1990 Loch Raven Village Neighborhood Survey

The Community Plan Committee (Demographics Subcommittee) surveyed (see Appendix F) the Loch Raven Village neighborhood in April, 1990. The purpose of this survey was to assess the problems and needs of our area. The Committee received 448 responses (30%) out of a possible 1,472 households. The results (see Appendix G) are as follows:

Family Size:

Approximately 40% of the households have two people, while 20% have one person and 36% have three or more people.

Age Groups:

There were 263 children listed on the survey. Approximately 35% were less than 5 years old, approximately 24% were from 6 to 12 years old, about 17% were 13 to 18 years old, while 24% were older than 18 years.

As for the adults, based on 795 adults responding, approximately 32% are 20 to 40 years old, approximately 32% are from 40 to 60 years old, while 34% are older than 60 years.

Approximately 40% of those returning the 1990 Loch Raven Village membership notice have a homeowner (the household's husband or wife) over the age of 60 years old. Based on 748 returned membership forms, 306 (40%) checked for the senior rate. Appendix H is a copy of our membership notice.

Number of Cars/Household:

Most Loch Raven Village households (56%) have two cars, while 29% have one car and 13% have three or more cars.

Of those responding, 43.87% said there was a parking problem, while 56.03% indicated no parking problem.

Years Lived in the Village:

Approximately 43% have lived in Loch Raven Village for 21 or more years. Another 23% have lived in Loch Raven Village for 11 to 20 years. The combined total for 10 or more years is 66%.

This compares to 20% living in Loch Raven Village for less than 5 years and 14% living in Loch Raven Village from 6 to 10 years.

Of the 448 responses, 445 own their home, while 3 listed themselves as renters. The Demographics Subcommittee feels this response may not be representative of the actual breakdown between homeowners and renters, and that the percentage of renters is higher.

Income/Household:

Approximately 23% of the households have incomes under \$30,000, 35% have incomes between \$30,000 to \$50,000, while 42% have incomes above \$50,000.

NOTE: 310 responses (out of 448) answered the question concerning income. Also, the tabulators noticed that younger couples had a greater tendency to having both spouses working, thus having a larger total income.

Other:

The survey also showed that most Loch Raven Village residents worked in either Baltimore City or Baltimore County and most worked in what are considered professional fields (i.e. teaching, medicine, etc.).

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The following information has also been obtained, although not a part of the 1990 Loch Raven Village neighborhood survey.

Real Estate Review:

A review of the real estate sales from the latter part of 1989 and the first part of 1990 showed 52 homes sold on the east side of Loch Raven Village. The highest price was \$112,000, the lowest was \$75,500, with an average of \$92,600.

The west side of Loch Raven Village showed 69 homes sold with the highest price of \$118,000, the lowest \$70,000, with an average of \$98,900.

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